



RE: OUR FILE NO.:

11/29/2021

City of Pompano
Building Services Dept.
POMPAÑO BEACH, FLORIDA 33062

**Re: PERMIT NUMBER: PZ21-12000029: MINOR SITE PLAN-117 S RIVERSIDE
DR/113 S RIVERSIDE DR LLCT**

2. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 23' of landscape areas between a vehicular use area and an abutting building. These areas can be reduced by half if a superior landscape plan is provided in accordance with the code section. Provide what is required vs. what is going to be proposed as to a superior landscape design. What is shown does not meet the minimums nor the superior intent.

Response: We do not have the space to comply with the superior landscape requirements therefore a waiver will be applied for.

3. Adjust plan to show all proposed trees and shrubs to be a minimum of 5' from all adjoining property lines.

Response: All trees and palms have been moved to a minimum of 5' from all adjoining property lines.

4. Show how requirements as per 155.5203.D.5 VUA Landscaping are being met. ADA ramps have been added.

Response: Due to space constraints the building base plantings are unable to be met therefore a waiver will be applied for.

5. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas, please note on the landscape plans that grade beams and pilings will be used.

Response: See arch plans.

6. Shift street trees to the large islands that have more root space and / or remove on street parking that is not required.

Response: We have switched out the Oaks near the street for large Crepe Myrtle and added additional trees along the street frontage. There is an existing sewer lateral preventing a tree in one of the right of way islands.

**Received after DRC Meeting
to address DRC comments
prior to the submission of a
Building Permit Application.**

1/27/2022

7. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic.

Response: Irrigation plan is provided. Water source proposed is a meter so it will be rust free and automatic.

8. Bubblers will be provided for all new and relocated trees and palms, please show on plan.

Response: See Irrigation plan. Bubblers are provided

9. Is area street side of building 3 shown palms and trees at surrounding grade or is it a planter box?

Response: All trees will be at grade.

10. Provide suspended pavement cells to accommodate the Bridal Veils per the soil volume chart and add one on the Building 3 side.

Response: The suspended pavement has been removed as there are no longer trees directly adjacent to paved surfaces.



Respectfully submitted,

James S. McClure

James McClure

Reg. Landscape Architect LA-666695
ISA- FL-0827A